

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Patterson-Stratton House  
other names/site number \_\_\_\_\_

### 2. Location

street & number 1605 Pearl Street  not for publication  
city, town Eugene  vicinity  
state Oregon code OR county Lane code 039 zip code 97401

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	_____ Total

Name of related multiple property listing:  
Eugene West University Neighborhood Historic and Architectural Resources MPS  
Number of contributing resources previously listed in the National Register 4

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
[Signature] August 14, 1992  
Signature of certifying official Date  
Oregon State Historic Preservation Office  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register.  
 See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:)  
[Signature] 9/29/92  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: single dwelling

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Current Functions (enter categories from instructions)

Domestic: single dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Late 19th and Early 20th Century American  
Movements: Bungalow/Craftsman

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Materials (enter categories from instructions)

foundation concretewalls wood: weatherboard

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roof asphalt: composition shingleother 

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Describe present and historic physical appearance.

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The Patterson-Stratton Residence is located at 1605 Pearl Street, in Eugene, Lane County, Oregon. Constructed in 1911, the one and one half story Craftsman style building is clad with beveled horizontal siding and covered with a gable roof of composition shingles. The windows are multi-paned and 1/1 double-hung wood sash. The distinctive corner porch and entrance is covered with a hip roof. The residence is in good condition.

### Setting

The building is located at the corner of East 16th Avenue and Pearl Street, on Tax Lot 8100 of T 17, R 3, Section 31, SE 1/4, SE 1/4 in the Pearl Addition to the City of Eugene. The building is surrounded by Silver Maple trees along Pearl Street and East 16th. Other notable landscape features include a cranberry bush near the front porch, False Cypress near the east elevation, and filbert and apple trees behind the house. A lawn surrounds the house. The garage, which appears on a 1912 Sanborn Fire Insurance Company map behind the house, is no longer extant.

### Plan

The Patterson-Stratton Residence is L-shape in plan, measuring 38 x 50 with a concrete wall foundation and no basement. The hipped roof is covered with composition shingles, and the wood stud walls are clad with beveled horizontal siding. There is an interior brick chimney. The windows are 1/1 double hung sash and multi-paned double hung sash with a few fixed windows with wood surrounds. The front porch, located in the northwest corner, is covered with a hexagonal hipped roof. The porch is supported by boxed posts, and enclosed with a simple, open rail of 2 x 4's, which appears to have replaced the original rail. The floorboards of the porch have been painted. A shed attached to the back of the house is also covered with a hip roof, as is the sleeping porch also on the east elevation.

The house is divided into three apartment units. Apartment #1 is located along the west elevation of the building, Apartment #2, along the east elevation, and Apartment #3 in the upper story. The house was originally a single family home, and it is not known when it was converted into apartments.

### Exterior

The front elevations of the house face west and north. The west elevation is composed of three volumes, the central volume is capped by a shed roof dormer which has two double-hung sash windows and a wooden flower box. The front porch wraps around a portion of the first floor level. A large fixed pane window is below the shed roof dormer and a bedroom window is further to the south.

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The north elevation can also be separated into three volumes. The central volume contains the bracketed gable end, with a pair of double-hung sash windows below the gable. Below are small fixed windows that allow light into the entrance hall and stairwell of the building. The volumes on either side include the porch to the west and the living room for Apartment #2 to the east.

The east elevation, the rear of the building, contains an enclosed sleeping porch, and a building now used for storage which was once connected internally to the house. This building is covered with a hip roof and sided with the same beveled horizontal siding as the rest of the house.

The south elevation contains two volumes. The first volume, to the west, includes the second story portion of the building with paired double-hung sash windows which allow light into the kitchen of the upstairs Apartment #3. Below these windows are also double-hung sash windows for the bedroom of the first floor apartment. The second volume on this elevation, to the east, contains multi-pane fixed kitchen windows for Apartment #2 and a small bathroom window. These windows were once part of a wrap-around porch. The side elevation of the shed is also seen on this elevation.

### Interior

Though the Patterson/Stratton Residence has been altered from a single family home to a multi-family residence, the house interior is in good condition and retains the original fir floors, picture railing, window and door surrounds, and 11' ceiling height. The main entrance to the building is off of the front porch. One enters into a wood paneled hall, which may be original, where three doors open into the separate apartments. The wood trim is unpainted.

#### Apartment #1

This apartment is the smallest of the three. It contains a living room, bedroom and a small bathroom/kitchen. There are pocket doors in the living room which separate Apartments #1 and #2 from each other. These doors are now fixed closed on the Apartment #2 side. The bedroom, located behind the living room to the south, has a wall of knotty pine wood that also contains closets. The bathroom and kitchen are located off the bedroom, to the east. The bathroom/kitchen area is combined and the small kitchen area was originally part of the bathroom. The bath room sink doubles as the kitchen sink.

#### Apartment #2

The door to this apartment opens into the living room, which is carpeted. All the window trim, picture railing, and capped corner boards are intact. There are large double hung sash windows facing north and an enclosed sleeping porch to the east. Multi-paned French doors separate the living room from the sleeping porch, now used as a bedroom. The floor of the sleeping porch slopes downward. The sleeping porch appears to be original, as it is seen on the 1912 Sanborn Fire Insurance Co. Maps. The kitchen, one of the largest rooms in the house, is beyond the living room, to the south. The floor is covered with vinyl, and there are multi-paned windows along the east and south walls. The kitchen counters line the south wall and there are built-in cupboards. The eastern section of the kitchen appears to have originally been part of the sleeping porch. The

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bathroom, southeast of the kitchen, is a small, narrow room with vinyl flooring and paneled with horizontal tongue and groove.

**Apartment #3**

The third apartment is accessed by a narrow stairwell off of the main entrance hall. An attic bedroom may have been housed in this space originally. The living room is located off the stairwell. The fir floors have been left unpainted, however there is a new stair rail that separates the living room from the open stairwell below. The bedroom is located to the west, in the shed roof dormer. There are paired double-hung sash windows in the bedroom, also a built-in dresser and closet. The kitchen is beyond the bedroom, to the south. The floor is covered with vinyl, and there is room for a small breakfast table in this space. The bathroom is made out of a step-up closet in the kitchen.

**Chain of Title**

According to title records at Cascade Title Company, Sarah Patterson purchased the property from Etha and John Christian in 1903. She owned the property and residence until 1920, when it was sold to Louis H. E. Stratton. The house was built in 1911. Mrs. A. E. Stratton sold the property to Frank and Minnie Miner in 1935. In 1941 the Miners sold the property to Alma Thompson, listed as a "single woman", who sold it to Frank and Lottie Hills in 1946. Ruth B. Tulles purchased the property in 1948, and lived there until 1971, when it was willed to her children. It was sold to Rex Nicoud in 1971, and he sold it to M & C Investment Co. in 1978. In 1985, the property was sold to H. Fine Profit Sh.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1911-1911  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1911  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Louis Stratton, builder  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

**9. Major Bibliographical References**

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

City of Eugene Dept. of Planning  
777 Pearl Street, Eugene OR 97401

**10. Geographical Data**

Acreeage of property less than one acre (0.15) Eugene East, Oregon 1:24000

UTM References

A 

1	1	0
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4	9	2	9	3	0
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4	8	7	6	3	4	0
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 Zone Easting Northing

C 

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B 

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 Zone Easting Northing

D 

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See continuation sheet

Verbal Boundary Description

The nominated area is located in SE1/4 SE 1/4, Section 31, Township 17S, Range 3W, Willamette Meridian, in the City of Eugene, Lane County, Oregon and is identified as Tax Lot 8100 at said location.

See continuation sheet

Boundary Justification

The nominated area includes the entire urban tax lot associated with the historic building.

See continuation sheet

**11. Form Prepared By**

name/title Limberly Demuth and Kimberly Lakin  
 organization Demuth/Glick Consultants for City of Eugene date February 13, 1992  
 street & number 1314 NW Irving Suite 510 telephone (503) 224-0043  
 city or town Portland state Oregon zip code 97209

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The one-and-a-half-story vernacular Craftsman bungalow that occupies the southeast corner of Sixteenth Avenue and Pearl Street in the West University neighborhood of Eugene was built in 1911. Within the comparative field on one-and-a-half-story bungalows in the neighborhood, this one is distinctive for the polygonal bay and porch that fill the street corner angle of the house. For so compact a volume, the house has a complex roof plan to accommodate various projections, the porch, and a single story ell, or shed addition at the southeast corner. The configuration is essentially a hip roof with a variety of shed and gable dormers. The characteristic elements of the Craftsman style are displayed in overhanging eaves on outriggers and triangular brackets at gable ends, the narrow beveled siding, plain door and window surrounds, and in the variety of windows arranged as double-hung pairs, banks with many divided lights, and "picture" windows. The entrance corner, a feature of studied symmetry, has in the front plane of its polygonal bay a large window with vertical top lights in the upper sash. On either side of the bay are doorways to the interior.

Originally a single-family residence, the house in later years was converted to three apartments, including one in the upper story. Original woodwork and finishes remain to mark the interior as a vernacular version of the Craftsman style.

The house is significant under National Register Criterion C as the singular example in the neighborhood of a particular type of vernacular Craftsman-style architecture, namely: the corner entrance cottage. As such, it meets the registration requirements relating to distinction as a representative of the Bungalow/Craftsman residential property type set forth in the approved West University Neighborhood Multiple Property Submission. The City of Eugene (a Certified Local Government recognized for expanded participation in the National Register program) has signified its support of the nomination.

The house takes its name from the original developer of the lot, Sarah Christian Patterson (1847-1922), who had the rental house built as an investment. The second name in the title comes from Louis Stratton, a carpenter, who is thought to have been the builder. It is certain Stratton was the original occupant. He



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resided in the house from the time of its construction in 1911 to 1935.

A statistical analysis of comparative data shows that 27 primary and secondary standing Craftsman style residence were identified in the West University Neighborhood in the inventory process. Slightly less than half of these, 11 to be exact, are comparable to or nearly comparable to the Patterson-Stratton House as one to one-and-a-half-story "cottages." The subject property is the only one in the comparative filed to represent the corner-entrance cottage, which is common enough in vernacular architecture of the turn of the century to be recognized as a particular type. It was adapted to vernacular versions of Queen Anne and Bungalow styles and was rendered in both frame and masonry construction.

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The Patterson-Stratton Residence is significant under criterion c for its architectural significance in the Residential/Single Family property type within the West University Neighborhood. There are 339 resources identified as this property type within the study area. It is one of 32 Craftsman style buildings within the neighborhood. This building is notable for its integrity, distinction and associative value and meets registration requirements for the National Register of Historic Places as identified in the "West University Neighborhood Cultural Resources Survey".

The property, built in 1911 is intact, though it has been converted to three apartments. All the major changes to the house were made prior to 1936. The building shows on a 1912 Sanborn Fire Insurance Map as it is today, including a rear shed, which was originally connected internally with the rest of the building rather than as a separate structure as it is now. The 1925 Sanborn maps also show the building footprint to be exactly the same as it appears today.

Though in the Craftsman style, the house exhibits unusual features such as the corner entrance and central gable projections. Though there have been changes made to the building during the historic period, it retains the character defining features of the Craftsman style. Facing the intersection of East 16th Avenue and Pearl Street the building is a visual landmark within the West University Neighborhood..

**SARAH (CHRISTIAN) PATTERSON AND LOUIS STRATTON**

The property and building was first owned by Sarah Patterson. She was born Sarah Christian on March 16, 1847 and died on June 12, 1922. She was married to Abraham S. Patterson in 1868. Sarah used this property as a rental, as City Directories show that she lived nearby. She is never listed as living in this house. According to the "West University Neighborhood Cultural Resources Survey", the builder of the house is Louis H. Stratton, who resided in the house from it's date of construction in 1911 until 1935. He was listed in the Eugene City Directory as a carpenter.

In 1932 the house was occupied by Carl F. Bergman, Chief of Police for the City of Eugene, and his wife Dollie. In 1934 it was occupied by Alma S. Thompson, a nurse, who had a maternity clinic or home there in the early 1940s, when she remodeled the building, known as Thompson Maternity. She is listed as the owner of the building from 1941 to 1946. Apparently the house was remodeled after a fire, in 1930, under the Stratton's ownership. A building permit for the

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garage was taken out in 1932 by Mrs. Stratton. The garage is no longer extant. Repairs were made to the building in 1936 and a portion of the woodshed was changed to a "washroom" in 1937. There were additional repairs made to the house in 1940, and the house was again remodeled in 1943, and had a new roof completed in 1944. (City of Eugene, Building Permit Records.)

## COMPARATIVE ANALYSIS

The Patterson/Stratton Residence is a unique example of the one and one-half story Craftsman style residential buildings in the West University Neighborhood. There are 29 primary and secondary Craftsman style residential buildings listed in the "West University Neighborhood Cultural Resource Inventory", of which two have been demolished. For the purpose of this comparative analysis, the Craftsman style buildings have been divided into two categories: 1) the two story residences, and 2) the single story to one and one-half story residences. The focus of this analysis is to compare the Patterson/Stratton residence with other buildings of its type in the latter category. A description of these buildings follows.

There are 11 single story or one and one-half story residences, as listed below.

809 E 11th Avenue  
877 E. 11th (demolished)  
893 E. 11th (demolished)  
240 E. 15th Avenue  
414 E. 15th Avenue  
611 E. 15th Avenue  
1043 Alder Street  
1358 High Street  
1430 Pearl Street  
1442 Pearl Street (altered)  
**1605 Pearl Street ( Patterson /Stratton Residence)**

All of these buildings are clad with horizontal siding. Two of the buildings, located at 1043 Alder Street and 414 E. 15th Avenue, are covered with a gable roof and have large porches spanning the front elevation, supported by squared and tapered posts. The other ten buildings are covered with a hip roof, and some also have hip dormers. Porches are a common element in these buildings, either projecting or recessed, except for the residence located at 240 E. 15th Avenue, which has a porch stoop, covered with a bracketed, arched hood.

The ways in which the **Patterson/Stratton Residence** differ from the other buildings is the eclectic use of dormer types, ( gable, hipped, and shed), the unusual corner porch entrance, and the L-shape plan. None of the other buildings have a rounded corner porch orientation. Because the building is located on the corner of E. 16th Avenue and Pearl Street, it is very distinctive, a visual landmark in the neighborhood. The residence is the most complex of these buildings both in plan type and roof shape. It is unique within the West University Neighborhood. The residence is in fair/poor condition presently, however the new owners plan to rehabilitate the building.

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There are 18 two story residences of the Craftsman style . These buildings are characterized by the following features: a hip or multi-gable roof, dormers, enlarged brackets or purlins, both boxed and exposed eaves, multi-paned windows, simple window surrounds, window boxes supported by wooden brackets, clad with horizontal beveled siding, shingles on the upper story at times, and stucco, elaborate porches, supported by boxed, sometimes tapered posts, sleeping porches and balconies on the second story. The earlier buildings in this category contain architectural elements reflective of the Queen Anne era, namely, shingle siding, a variety of window shapes and types of panes, and irregularity of roof shape.

350 E. 11th Avenue  
465 E. 11th Avenue  
708 E. 11th Avenue  
341 E. 12th Avenue  
511 E. 12th Avenue  
337 E. 13th Avenue  
342 E. 13th Avenue  
417 E. 13th Avenue  
522 E. 13th Avenue (altered)  
310 E. 14th Avenue  
609 E. 14th Avenue  
651 E. 14th Avenue  
715 E. 16th Avenue  
1261 Alder Street (altered)  
1186 Ferry Street  
1412 Pearl Street  
967 Patterson Street  
935 Patterson Street

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**Bibliography**

Cascade Title Company Records.

City of Eugene Building Permits.

Lane County Historical Museum Vertical Files and Family Group Sheets.

Lane County and Eugene City Directories, 1912 - 1935.

Planning Department, City of Eugene and Land and Community Associates. "West University Neighborhood Cultural Resources Survey". Eugene, Oregon. August 1987.

Sanborn Fire Insurance Company Maps. 1895, 1902, 1912, 1925.

CURR. HIST. STATUS:

RANKING: Secondary  
NEIGHBORHOOD: WUN 8  
TYPE: Building

OREGON CULTURAL RESOURCE INVENTORY  
CITY OF EUGENE

FINAN. STATUS:

HISTORIC NAME: LOUIS H. STRATTON HOUSE      DATE OF CONSTRUCTION: 1910  
COMMON NAME:      ORIGINAL USE: One-Family Resid.  
ADDRESS: 1605 PEARL ST      PRESENT USE: One-Family Resid.  
EARLY AD: 953 PEARL ST      DATE: S1912  
OWNER: M. & C. Investments      ARCH./BLDR.: Stratton?  
ADDR: 1509 Willamette      ARCH./STYLE: Craftsman  
Eugene, OR 97401

T/R/S# 17 3 31 SE 1/4 SE 1/4      INTEGRITY: Virtually intact

MAP NO.: 17033144      TAXLOT: 8100      THEME: 002

ADD: *Pearl*      BLK:      LOT:      PROP. GROUP      / /

ZONING: Community Comm. Dist.

PLAN SHAPE: Ell-extended      #STORIES: 1.5 BASEMENT (Y/N/?): N

FOUNDATION MATERIAL: Concrete wall

ROOF FORM & MATERIALS: Comp. shing./hipped roof w/gable dormers

WALL CONSTRUCTION: Wood stud      STRUCTURAL FRAME: Light wood frame

PRIMARY WINDOW TYPE: Wood, double hung, 1/1

EXT. SURFACING MATERIALS: Beveled wood siding, narrow exposure

DECORATIVE FEATURES: Front porch w/octagonal roof, multi-paned windows

OTHER:

CONDITION: Fair

MOVED: N      DATE MOVED:

EXT. ALTERATIONS/ADDITIONS(DATED): Storage, woodshed, backroom attached

NOTEWORTHY LANDSCAPE FEATURES: Diag entry w/Eur snowball in front; lg apple to NE, Port Orford cedar at SW cor; 2 sm apples to SW; 4 Engl hawth on 16th.

ASSOCIATED STRUCTURES: none

KNOWN ARCHAEOLOGICAL FEATURES: none

GEOG. LOC. & IMMED. SETTING SE corner lot in mixed use area, on busy st.  
Located in SW section of survey area.

PHYSICAL DESCRIPTION: This 1.5 story Craftsman styled single family residence is located in the middle of the corner lot, flat site, facing west. In fair condition, it is presently virtually intact. An "L" shaped plan on a concrete wall foundation, it has no basement. The hipped roof is covered with composition shingles. Of light wood framing, the wood stud walls are surfaced with beveled wood siding. The windows are wood, double hung, 1/1. Outstanding decorative features include the gable dormers, porch with optional roof, multi-paned windows. Alterations include the storage room, back room, wood shed. Noteworthy landscape features, fruit trees at street.

SOURCES: Polk 1911-38 146e0121; Korstad 1933-38 146e0075; Old Permit 146e0125; Sundberg 146e0094

ROLL NO.: 00  
NEGATIVE NO. 000  
SLIDE ROLL#: 000  
SLIDE NO: 000000

RECORDED BY: Land & Community Assoc.  
RESEARCHED BY: RZM, KAS, JC  
DATE RECORDED: 0/ 0/ 0  
FIELD INVENTORY NO: 00000  
STATE INVENTORY NO: 4258

OREGON CULTURAL RESOURCE INVENTORY  
CITY OF EUGENE

HISTORIC NAME: LOUIS H. STRATTON HOUSE      T/R/S# 17 3 31 SE 1/4 SE 1/4  
ADDRESS: 1605      PEARL      ST      TAXLOT: 8100

1605 Pearl was built in 1910 by Louis H. Stratten, at a projected cost of \$1450. Its original address, changed in 1913, was 953 Pearl.. Stratten was a carpenter and lived here until 1931 with his wife Ella and daughter Ulalla, a university student. In 1932 it was occupied by Carl F. Bergman, Chief of Police for Eugene, and his wife Dollie. In 1934 it was lived in by Calvin Brace, Vice-President of Ideal Bake and Coffee Shop, and his wife, Doris. the house was vacant in 1936. In 1938 it was owned and lived in by Alma S. Thompson, a nurse, who apparently had a maternity clinic or home there in the early 1940's when she remodelled the building. The house was remodeled in 1930 after a fire, and the garage was built in 1932. There were repairs in 1936 and the woodshed was changed to a washroom in 1937. There were additional repairs in 1940 and the house was once again remodeled in 1943. This building is an example of the Craftsman style and shows good detail and craftsmanship. It retains a high degree of integrity; all major additions were made before 1936.

FIELD SURVEY NO: 00000  
STATE INVENTORY NO: 4258

OREGON CULTURAL RESOURCE INVENTORY  
CITY OF EUGENE

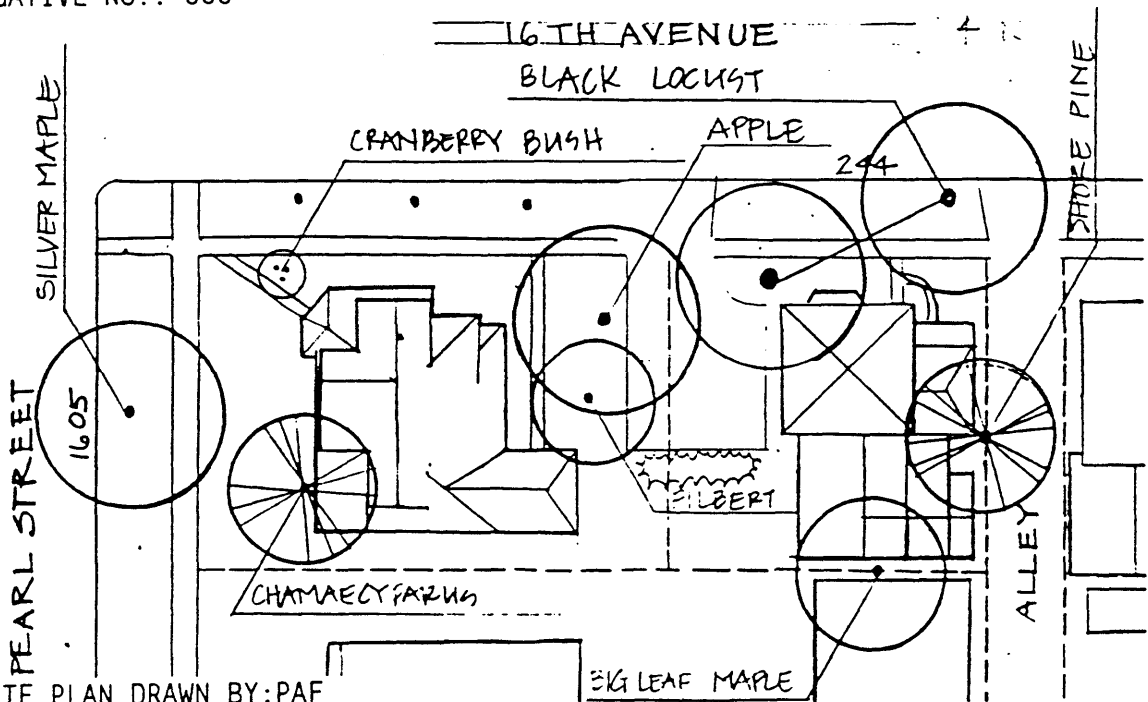
HISTORIC NAME: LOUIS H. STRATTON HOUSE  
ADDRESS: 1605 PEARL

T/R/S# 17 3 31 SE 1/4 SE 1/4  
ST TAXLOT: 8100



ROLL NO: 00  
NEGATIVE NO.: 000

SLIDE ROLL NO: 000  
SLIDE NO. 000000

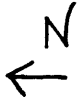


SITE PLAN DRAWN BY: PAF  
GRAPHIC & PHOTO SOURCES: 1912 Sanborn map, UO Map Libr; Army Corps aerial #36-3883, 8/36, UO Map Libr.

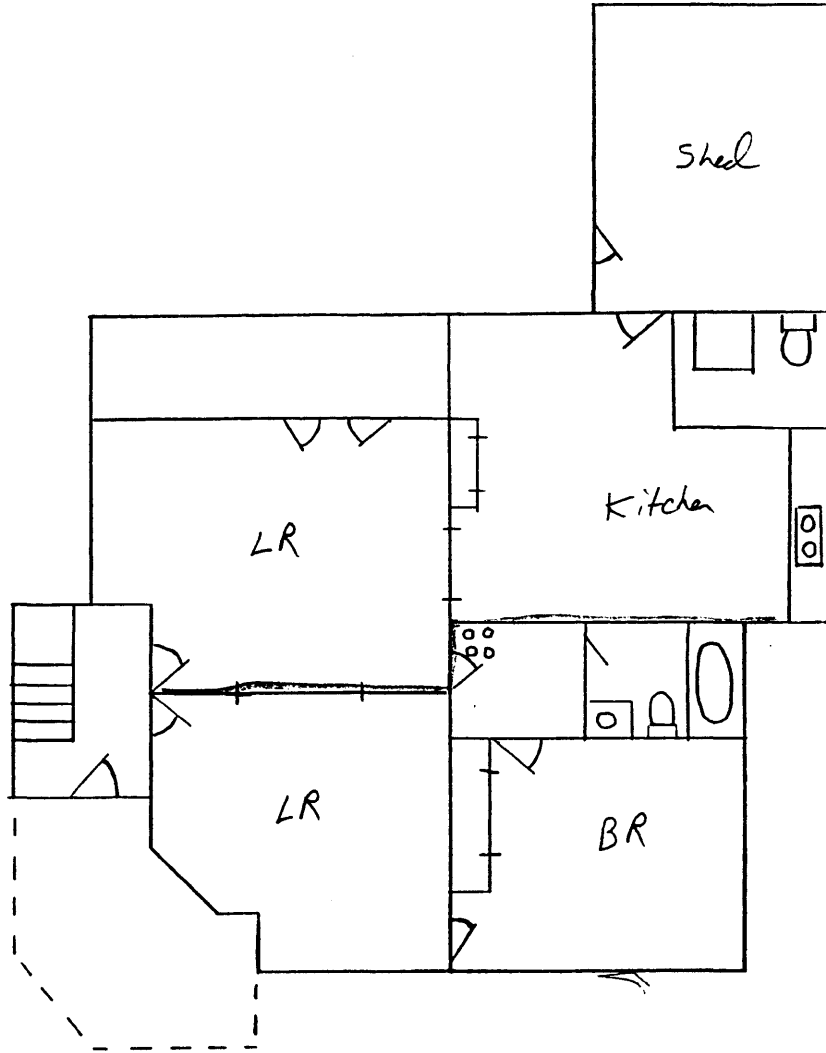
FIELD SURVEY NO: 00000  
STATE INVENTORY NO: 4258



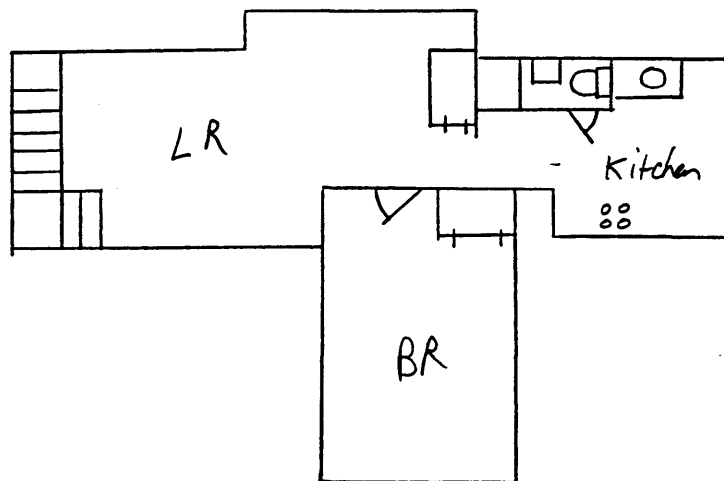
Existing  
1605 Pearl



16th St

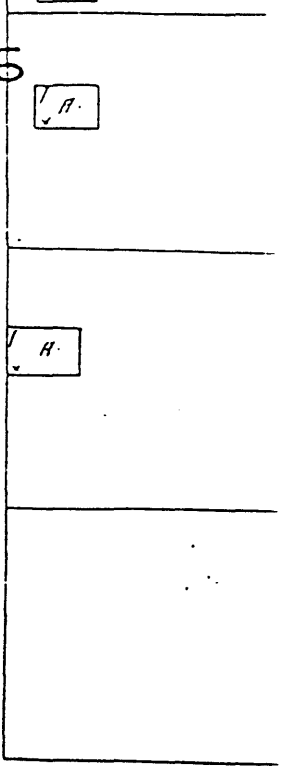
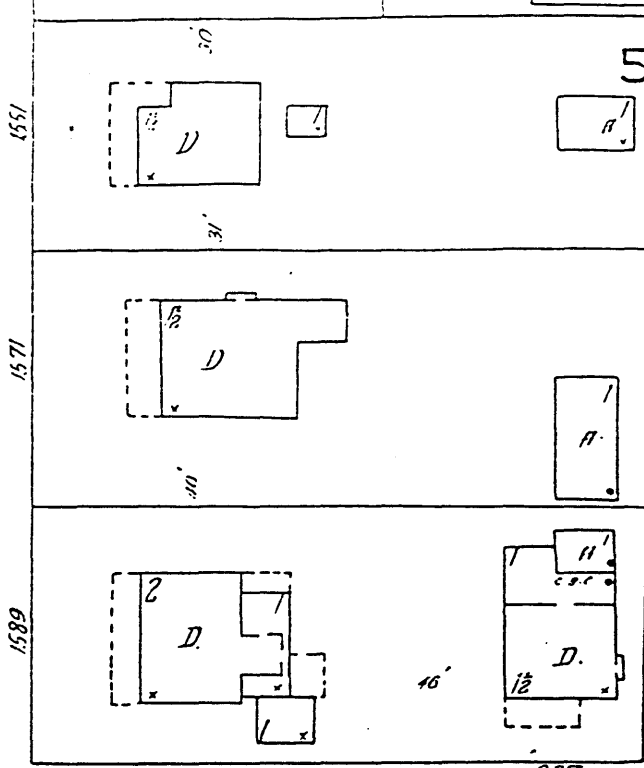
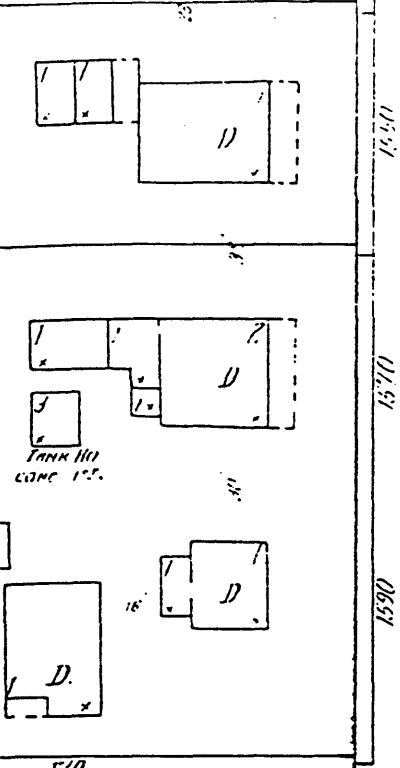


Pearl St

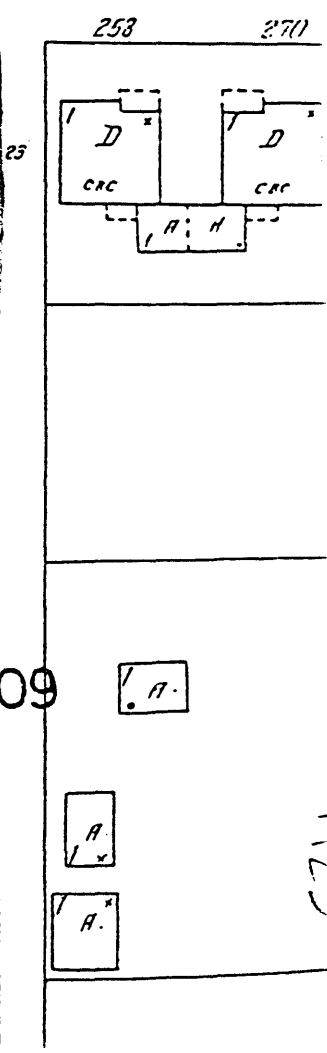
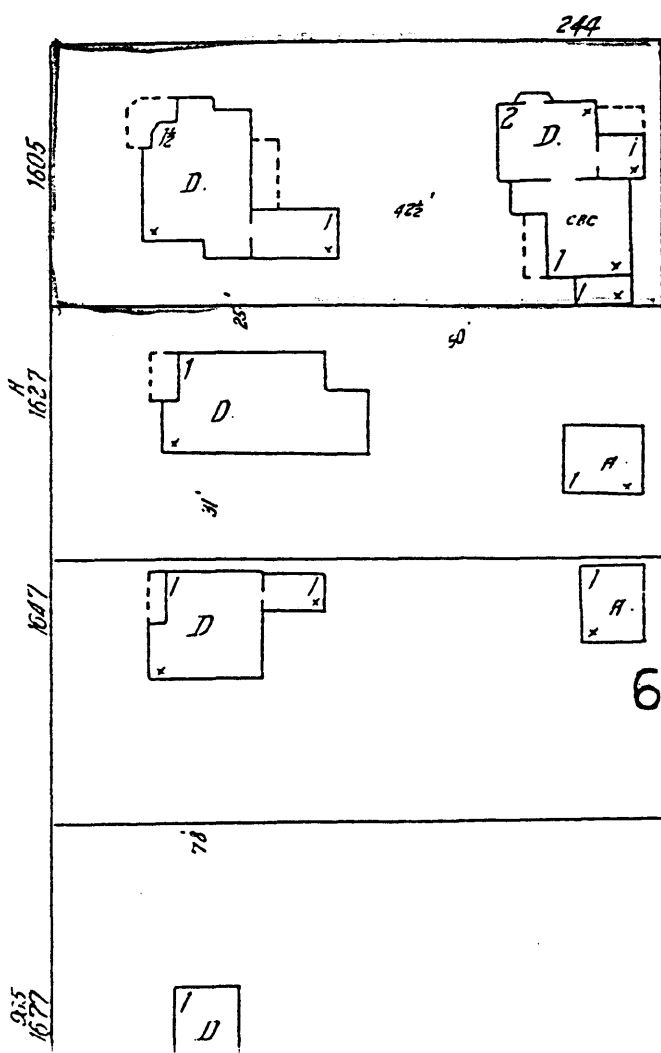
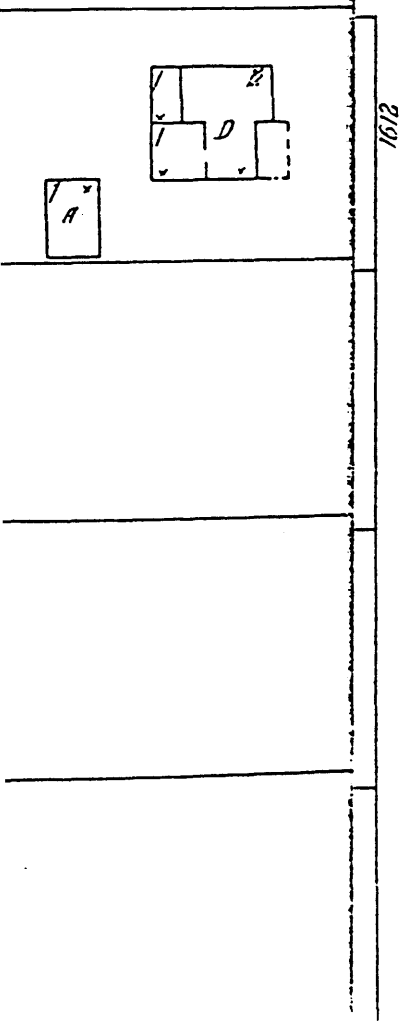


PEARL

585



16TH AV. E.



117

STREET 7 3300 6 100 6 60 1 9 8 2900 3000 3100 50 5 60 5 50 5

STREET 4 1800 5 80 5 1700 9 99 5

16TH

17TH

16TH AVE. 004±00 EAST TO STREET

1600 SECTION

1600 SECTION

